

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

**November 15, 2002
9:00 AM**

Present: Appointed Members: Caleb Faux, Jackie McCray, Terry Hankner, Donald Mooney, Pete Witte; Council Member Jim Tarbell; City Planning Staff: Liz Blume, Director, and Steven Kurtz, Administrator, Land Use Management

Mr. Mooney called the meeting to order.

CONSENT ITEMS

Proposed Sale of an Unnamed Alley Adjacent to 2006 Powers Street in Northside

Lester Vorherr has owned property at 2006 Powers Street for 53 years. There is an unpaved, unnamed alley adjacent to Mr. Vorherr's property that he has maintained for those 53 years. Mr. Vorherr's neighbors fully support his effort to provide maintenance of this alley as a side yard. This use of the property is consistent with the existing R-3 zone district. The negotiated purchase price of \$550.00 has already been deposited with the City.

Proposed Sale of Surplus City-Owned Property Located at 538-540 East Thirteenth Street in Over-the-Rhine

The City of Cincinnati owns the building located at 538-540 East Thirteenth Street in the Pendleton neighborhood. This one-story brick (c. 1910-1920) commercial building is situated on the north side of East Thirteenth Street, between Frank and Pendleton Streets in an area zoned R-6 (Multi-Family High-Density District Use). It is also located in the Over-the-Rhine National Register Historic District and the Over-the-Rhine (South) Local Historic District.

The pertinent ordinance authorizes the sale of the property to the highest bidder, while maintaining the right to reject any and all bids until a satisfactory bid is obtained. The minimum bid for this parcel is \$34,000.00, the fair market value as determined by an appraisal of the property.

Release of a Purported City-Owned Water Line Easement Located at 292 Mohawk Street in Over-the-Rhine

Cincinnati Habitat for Humanity is considering the development of multiple single-family homes along Mohawk Street, on what is currently vacant property. A title search regarding 292 Mohawk Street revealed the notation of a perpetual easement in the name of the City to build and maintain a water line through the two parcels that comprise this property. The Water Works has no plans to build and maintain such a water service line; therefore, there is no reason to retain this easement. This ordinance will authorize that release by means of a quitclaim deed.

Proposed Agreement with the State of Ohio for Lease of Ten Parcels of Property For Surface Parking in the Central Business District

Under the terms of the proposed Agreement, the City shall lease from the State of Ohio ten lots at a rental rate of \$35,000 per year for a term of 5 years, with five 5-year options to renew. The rental value was determined by the Real Estate Division of the Solicitor's Office and approved by the State. The surface parking will be used to accommodate parking for CBD employees and patrons, and provides alternative parking to that which is temporarily unavailable due to the Central Riverfront Development. Such use is consistent with the Cincinnati 2000 Plan and the CBD Urban Renewal Plan.

Motion: Ms. Hankner moved approval of the four consent items.

Second: Ms. McCray

Vote: All ayes (6-0).

PROPOSED INTERIM DEVELOPMENT CONTROL DISTRICT (#59) FOR THE OAKLEY NORTH URBAN RENEWAL AREA IN OAKLEY

Actions requested: 1. Approve this report and the Oakley North Urban Renewal Plan as the required documentation of SEC. 1457-200(a) of the Zoning Code. 2. Recommend that the City Council create Interim Development Control (IDC) District No. 59 for a three-month period for the properties in the Oakley North Urban Renewal Plan Area. 3. Recommend that the City Council adopt the Application Review Guidelines for IDC District No. 59 and the designation of the Administrative Reviewer.

At its meeting on November 1, 2002, the City Planning Commission (CPC) discussed a number of recent events impacting the Oakley North Urban Renewal Area. As a result, the CPC directed staff to prepare the documentation necessary to establish and IDC District over the entire Oakley North Urban Renewal Area. Ms. Blume stated there are two principal objectives of this IDC: to maximize the development potential of the area, and to preserve as many existing manufacturing jobs and all

other jobs in this area as possible. In answering Mr. Mooney's question relative to the map attached to the staff report, Ms. Blume indicated, because permits have already been issued for the Home Depot Expo, that project will not be affected by this IDC.

PUBLIC TESTIMONY

Joe Trauth (1400 Provident Tower, 45202), representing Vandercar, believes IDC's have a chilling effect on the economy of any area. He further stated he believes this IDC to be an ill-advised way to control development and that it needs further study.

Rob Smyjunas (9064 Ridgeway), of Vandercar, related that there are only three Home Depot Expos in the State of Ohio, and that having one locate in Oakley is quite a coup for the City.

John Heilman (4141 Club View, 45209) questioned why the City is compromising and accepting second-best when the location represents a prime piece of land. He understands there will be re-development, but he wants to see it done in an intelligent, planned manner. He supports implementation of the IDC.

Jeff Price (4701 Marburg Avenue, 45209) of Cincinnati Machine does not support the IDC. He explained that existing facilities are no longer adequate, and that a large high-bay facility is what is needed. Further, the costs of redevelopment are too great, when they already own a facility in another state that will accommodate the work they do.

Nick Vehr (441 Vine Street, #300, 45202), Vice President of Economic Development of the Greater Cincinnati Chamber of Commerce referred to the testimony of Mr. Price, stating that the challenges described by Mr. Price are typical of challenges faced by businesses across the country. He said the City would be sending a message to these companies that the City is reducing their flexibility in the spirit of preserving jobs. Mr. Vehr believes this is the wrong message and urges the CPC to oppose the IDC.

Steve Schreiber (255 East Fifth Street, 45202), representing UNOVA, indicated he believes the IDC would be a perverse way of trying to achieve the stated goals. He opposes the IDC.

Bob Burroughs (3520 Ibsen Avenue, 45209) stated his company depends upon the company's capital value to finance its upcoming work projects. An IDC restricts a bank's ability to re-coup its investment, and makes it less likely to make financing available to his company. He opposes the IDC.

Kent Arnold (455 Delta, #108, 45226), representing Crossroads Church stated that, while he stands behind the Oakley North plan and wants to see it fully implemented, he is not for or against the IDC. He would like to see the area around the Church developed in a mixed-use manner, as stated by the Plan.

Sue Doucleff (3314 Alicemont Avenue, 45209) stated she believes the City is thinking about the here-and-now, rather than thinking about the future. While she realizes that the manufacturing jobs may not be around long, the reason for the IDC is to acknowledge what's coming and to guide the redevelopment. On behalf of the Oakley Community Council, she urged the CPC to support the IDC.

Following a great deal of discussion among CPC members, a motion was made:

Motion: Mr. Faux moved to table the proposed IDC until the CPC could have further conversation with Administration and the City Council on the issue.

Second: Ms. McCray

Vote: The motion was approved unanimously, 6-0.

APPROVING AND ADOPTING THE MADISONVILLE NEIGHBORHOOD BUSINESS DISTRICT URBAN RENEWAL PLAN

Action requested: Approve the ordinance approving and adopting the Madisonville NBD Urban Renewal Plan, dated October 2002.

Senior City Planner Felix Bere presented the staff report, stating the City Planning Commission (CPC) approved the proposed boundary that identified the Madisonville NBD as an urban renewal study area on January 4, 2002. At its session on June 7, 2002, the City Planning Commission accepted the draft Madisonville NBD Urban Renewal Plan, dated April 2002.

Notable changes from the Draft document are: A) The renewal area boundary has been modified per the request of the community and the Community Development Department. Ten parcels north of Sierra Street and south of Desmond Street were removed from the renewal boundary because they are not needed for proposed development. Eleven parcels were added because they are needed for proposed projects. These parcels are a vacant parcel on Sierra west of Whetsel Avenue, a parcel at the southwestern corner of Sierra Street, a parcel on Ward Street north of Prentice Street and 8 parcels north of Erie Avenue in the vicinity of Whetsel and Peabody Avenues. B) Plan now includes the Eligibility Study (Blight Study), which determined that the area exhibits blighting influences that comply with Chapter 725 of the CMC. The Blight Study summary is contained in the Appendix as Exhibit A.

Minor changes and additional graphics were incorporated to improve the overall readability. Staff recommends approval.

Speaking in support of adopting this Plan were Suzanne Micheli (4018 LaCrosse, 45227), President of the Madisonville Community Council; Jim Piraino (2173 Spinning Wheel Lane, 45244), representing the Madisonville Community Urban Redevelopment Corporation; Sylvan Grisco (6219 Erie Avenue, 45227), Kathy Garrison (5416 Ward, 45227); and Susan Doucleff (3314 Alicemont Avenue, 45209).

Motion: Ms. Hankner moved approval and adoption of the Madisonville NBD Urban Renewal Plan, dated October 2002.

Second: Mr. Faux

Vote: All ayes (6-0).

CINCINNATI HOUSING MARKET DATA AND ANALYSIS

Ms. Blume stated she's very proud of what staff has accomplished in many areas, and she is particularly proud of this report. Part of making good choices is understanding the existing conditions, and this report will be a valuable tool in making those decisions. However, because there is so much information contained in this report, by consensus of the CPC, it was decided to delay discussion of the report until the next regular meeting, which will be held on December 6, 2002.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

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